

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**  
**for August 20, 2003 PLANNING COMMISSION MEETING**

**P.A.S.#:**                      Annexation #03006

**PROPOSAL:**                      Application by the Director of Planning to annex property generally located at 1501 West Van Dorn Street.

**LAND AREA:**                      Approximately 1.06 acres more or less.

**CONCLUSION:**                      The area requested to be annexed is adjacent to the city limit. This request is in conformance with the annexation policies of the Comprehensive Plan and the land should be annexed.

<b><u>RECOMMENDATION:</u></b> Find that this annexation is in conformance with the Comprehensive Plan.
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached legal description.

**LOCATION:**    1501 West Van Dorn Street

**EXISTING ZONING:**    AG Agriculture

**EXISTING LAND USE:**    Agriculture

**SURROUNDING LAND USE AND ZONING:**

North:	R-3	Residential
South:	AG	Agriculture
East:	AG	Agriculture
West:	AG	Agriculture

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F23** - The Land Use Plan designates this area as Urban Residential.

**Page F76** - Water Services - Guiding Principles

-Utility improvements shall be in accordance with the Water Master Plan and the Comprehensive Plan. The new Water Master Plan (expected completion summer 2002) will guide future actions and serve as the basis for facilities planning and improvements.

**Page F154 - Annexation Policy** - Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. The annexation policies of the City of Lincoln include but are not limited to the following:

-The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.

-The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.

-Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

-Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

#### **ANALYSIS:**

1. The proposal is to annex a 1.06 acre parcel at the request of the Public Works and Utilities Department to accommodate a water pump station.
2. The City of Lincoln is constructing improvements to the water system in this part of the city, including a water main adjacent to West Van Dorn. The water pump station to be located on this parcel is part of that project. The land is owned by the City, and there are no plans to develop the site beyond the water system facilities proposed.
3. Plans for the pump station also include a restroom that will be connected to a City sanitary sewer line. It is the City's policy to not provide sanitary sewer service to properties outside the City. As a result, this request is consistent with this policy and this property should be annexed.
4. The property is adjacent to the city limit along West Van Dorn Street.
5. This proposal is in conformance with the annexation policies on page F154 of the Comprehensive Plan. Specifically, the land is adjacent to the City and can be annexed.

Prepared by:

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Brian Will  
Planner  
August 6, 2003

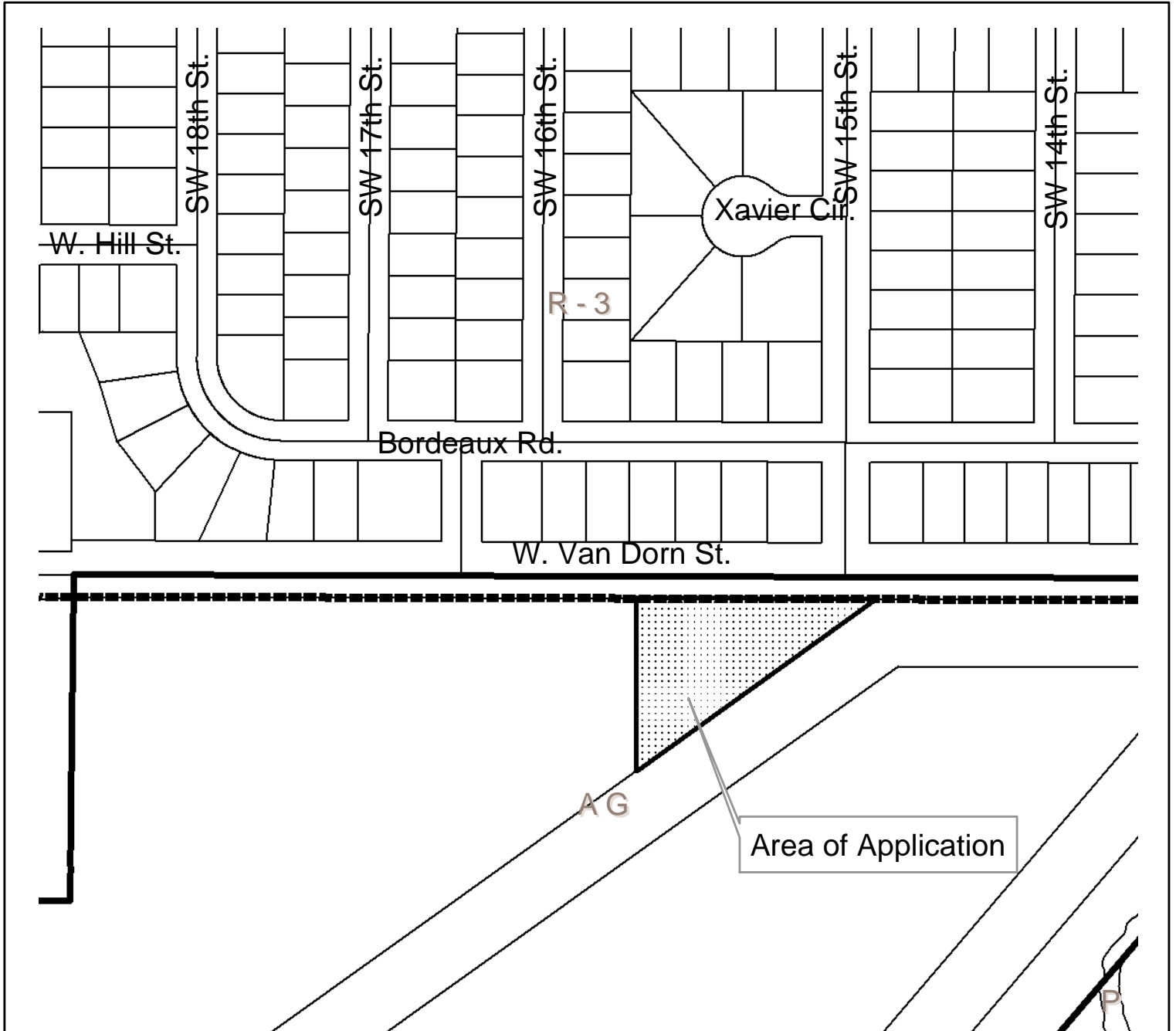
**APPLICANT:** Marvin Krout, Planning Director  
Lincoln/Lancaster County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508  
(402) 441-7491

**CONTACT:** Brian Will  
Lincoln/Lancaster County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508  
(402) 441-6362



**Annexation #03006**  
**1501 W. Van Dorn St.**  
**Water Pump Station**



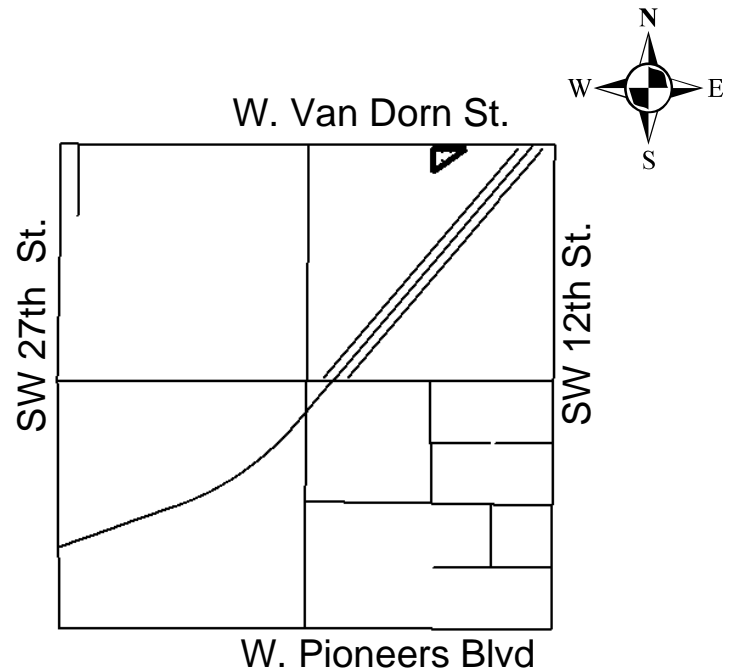
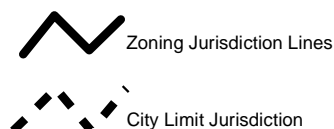


# **Annexation #03006** **1501 W. Van Dorn St.** **Water Pump Station**

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 4 T9N R6E



Lincoln



Nebraska's Capital City

Mayor Coleen J. Seng

July 10, 2003

Marvin Krout, Director  
Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> St., Suite 213  
Lincoln, NE 68508

Re: *Annexation of property at 1501 West Van Dorn Street*

Dear Mr. Krout:

Lincoln Water System is constructing a water pump station at 1501 West Van Dorn Street and would like the property annexed into the City. Attached is the legal description and aerial photograph of the location.

Should you have any questions or need additional information, please let me know. I can be reached at 441-5932.

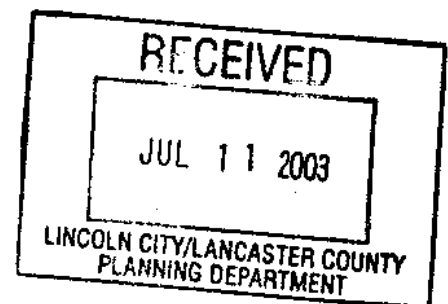
Thank you for your assistance.

Sincerely,

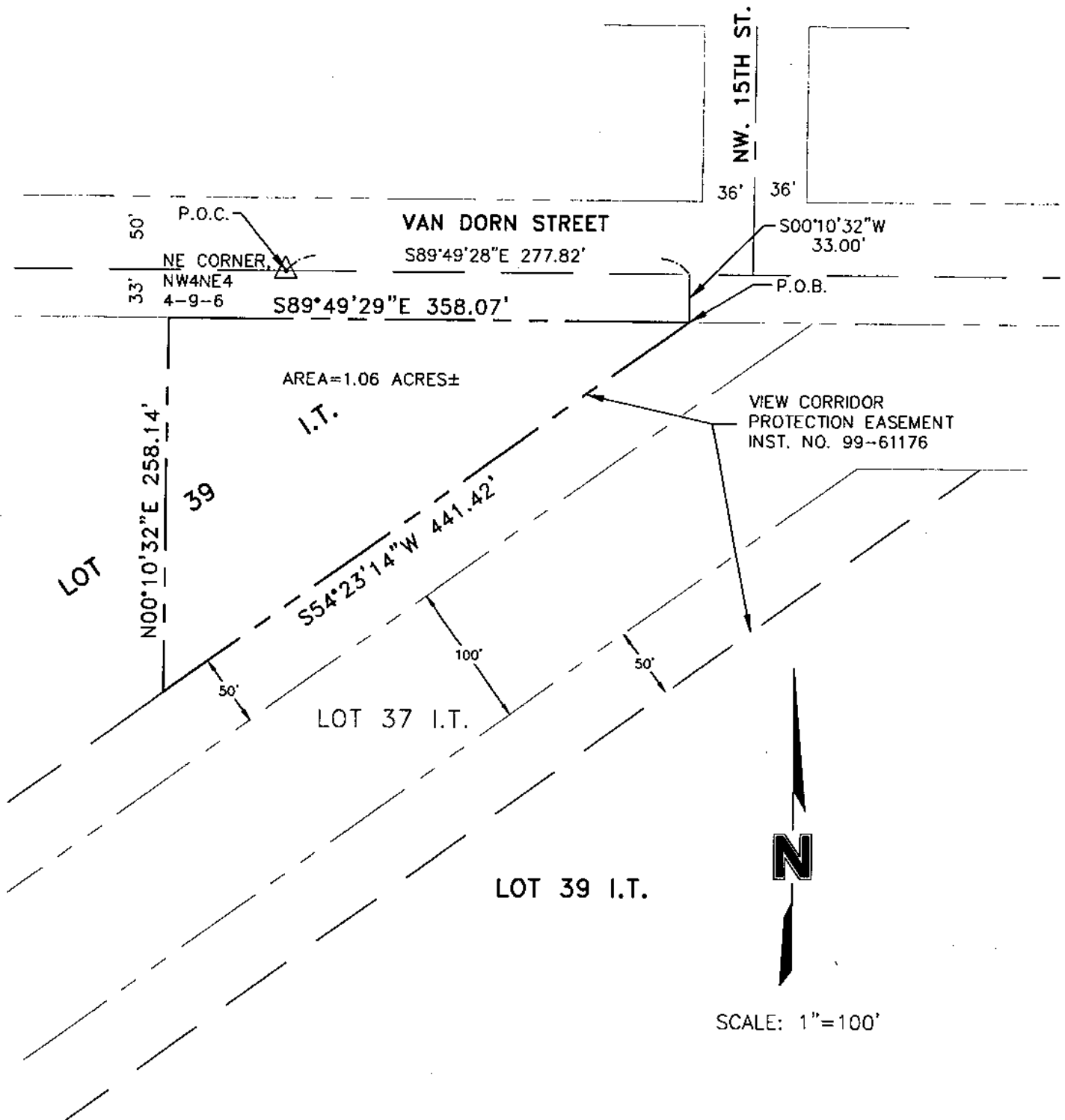
John G. Miriovsky  
Superintendent of Water Production  
Lincoln Water System

Encl. (3)

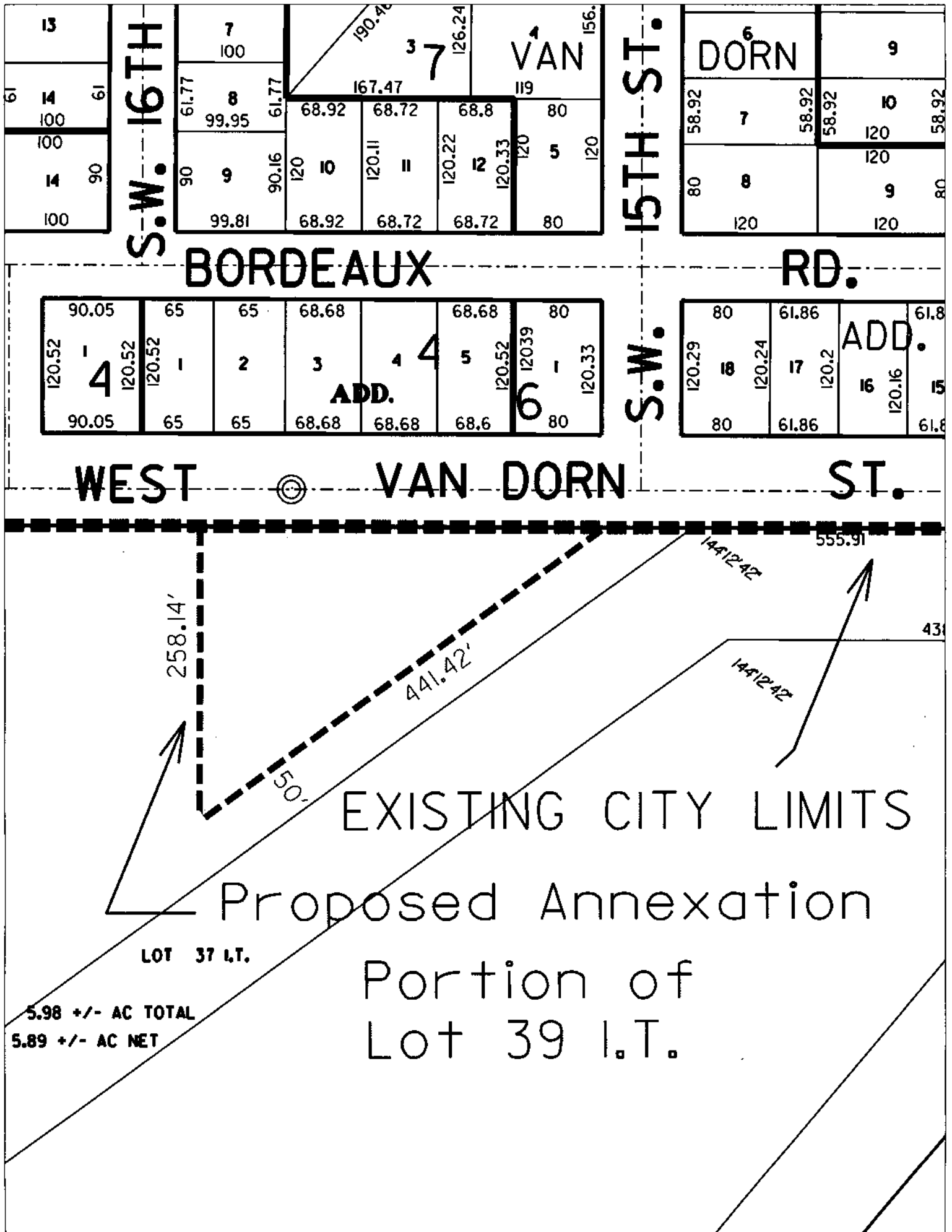
cc: Allan Abbott  
Steve Masters  
Jerry Obrist  
John Olsson



EXHIBIT



SCALE: 1"=100'





**LEGAL DESCRIPTION  
PUMP STATION**

A TRACT OF LAND CONSISTING OF A PORTION OF LOT 39 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 277.82 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 23 MINUTES 14 SECONDS WEST, A DISTANCE OF 441.42 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST, A DISTANCE OF 258.14 FEET TO A POINT; THENCE SOUTH 89 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 358.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 46,217 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.